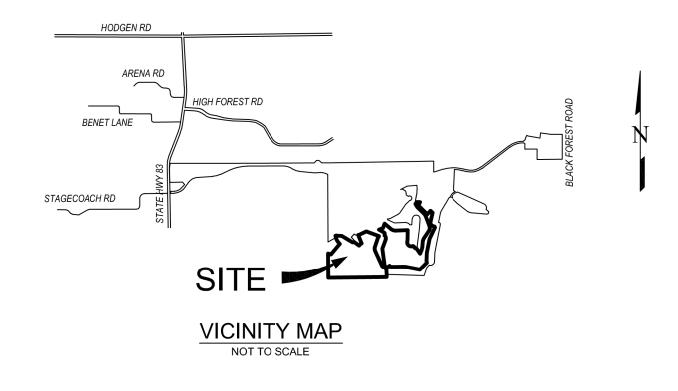


THENCE CONTINUING S02°21'44"E A DISTANCE OF 120.00 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE S89°20'35"W ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2.674.50 FEET TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 7,247,044 SQUARE FEET OR 166.369 ACRES, MORE OR LESS

## **FLYING HORSE NORTH FILING NO. 3** A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIX EL PASO COUNTY, COLORADO



TRACT TABLE TRACT USE/ALLOWED STRUCTURES NO. AREA A 4.216 AC DETENTION POND; DRAINAGE B 3.882 AC DETENTION POND; DRAINAGE

0.350 AC

OWNER: Owners Certificate Block (update to current template, update "a lot" to plural "lots" and THE UNDE include SIA related language) AND HOLL The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and

AND PLAT holders of other interests in the land described herein, have laid out, subdivided, and SUBDIVISI platted said lands into lots, tracts, streets, and easements (use which are applicable) as HEREBY C shown hereon under the name and subdivision of . All publi AS SHOW improvements so platted are hereby dedicated to public use and said owner does hereby

EASEMEN covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso OWNER County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements THE AFOF shown hereon are hereby dedicated for public utilities and communication systems and HAS EXEC other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

STATE OF Owners/Mortgagee (Signature)

THE FORE ATTEST: (if corporation

LIMITED LI Secretary/Treasure

State of Colorado

Signed before me on (name(s) of individual(s) making statement).

(Notary's official signature)

THIS \_\_ D/ (Commission Expiration)

<sup>MIC</sup> Signatures of officers signing for a corporation shall be acknowledged as follows: (print name) as President/Vice President and print name as Secretary/Treasurer, name of BY: CI corporation, a state corporation.

STATE OF Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company. COUNTY ( (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

\_\_\_\_\_, 20\_\_, A.D. BY MICHAEL C. TINLIN AND CHARLI C. TINLIN.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES

NOTARY PUBLIC

Include density calculations			

IMARY:		
LOTS	142.346 ACRES	85.55%
RACTS	8.448 ACRES	5.08%
T-OF-WAY	15.585 ACRES	9.37%
OTAL	166.379 ACRES	100.00%

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

On the submitted PBMP form, Exclusion E "Large L Single Family Sites" was selected to exclude the site from a PBMP. The qualifications for this exclusions is resented in the ECM section I.7.1.B.5:

duplicate

notes

arge Lot Single Family Sites. A single-family reside lot, or agricultural zoned lands, greater than or equal 2.5 acres in size per dwelling and having a total lot impervious area of less than 10 percent. A total lot imperviousness greater than 10 percent is allowed w a study specific to the watershed and/or MS4 shows expected soil and vegetation conditions are suitable infiltration/filtration of the WQCV for a typical site, an the permittee accepts such study as applicable withi MS4 boundaries. The maximum total lot impervious covered under this exclusion shall be 20 percent."

Add a note to the plat acknowledging that per ECM section I.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepare compliance with the requirements laid out in the abo ECM section and the impervious area may not excee 20 percent. This impervious area for each lot must include the proposed driveway.

GENERAL NOTES:

OWNER/MAINTENANCE

FLYING HORSE NORTH HOMEOWNER'S ASSOCIATION

FLYING HORSE NORTH HOMEOWNER'S ASSOCIATION

FLYING HORSE NORTH HOMEOWNER'S ASSOCIATION

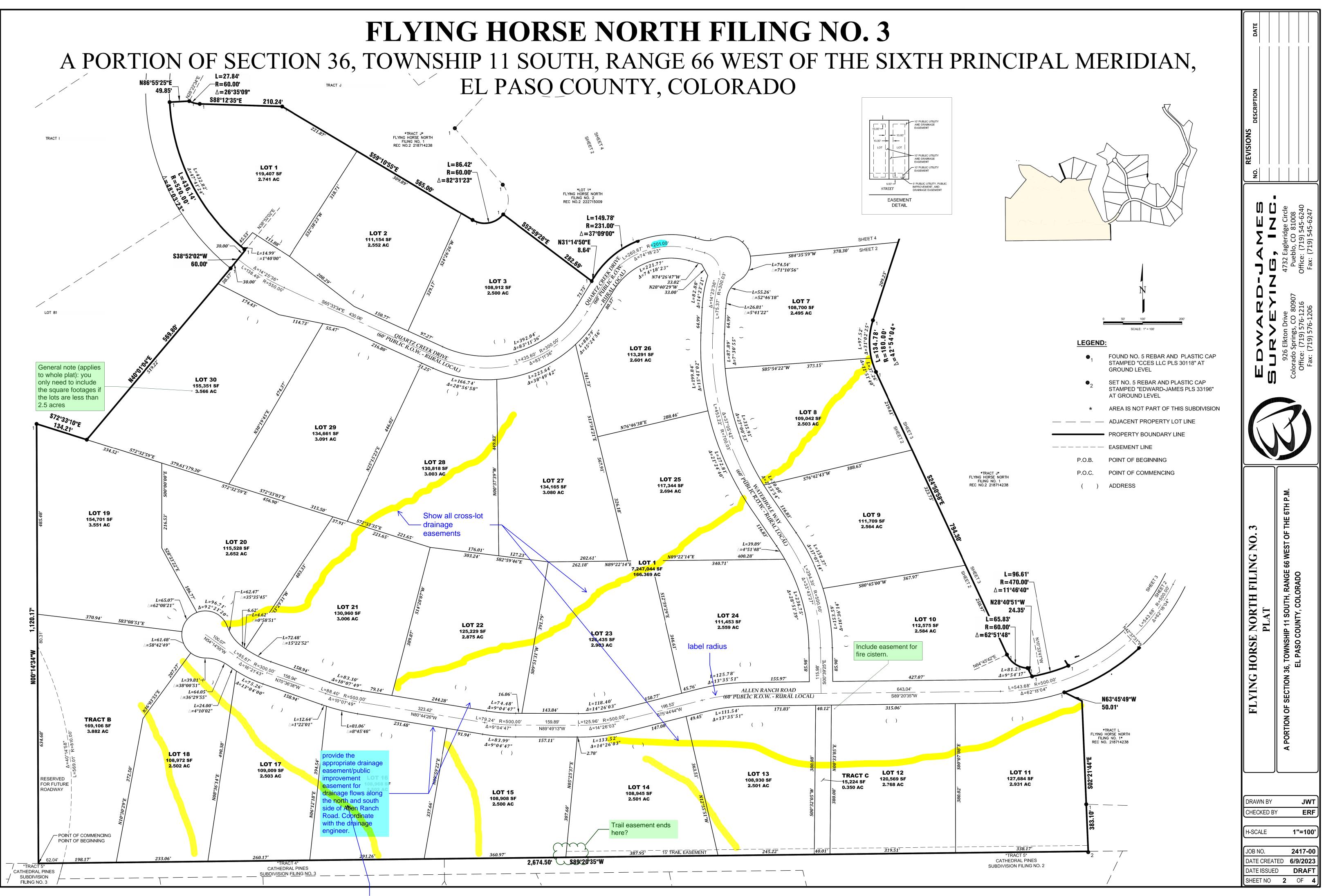
- . THE DATE OF PREPARATION IS JUNE 9, 2023.
- BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND THE EAST END BY A 2" ALUMINUM CAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03'58"E A DISTANCE OF 1,332.09
- . THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- 1. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER 230905 PREPARED BY CAPSTONE TITLE, WITH AN EFFECTIVE DATE OF AUGUST 21, 2023 AT 8:00 A.M.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- . THE ADDRESS(ES) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 7. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT. 8. FLOODPLAIN STATEMENT: THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0315G, EFFECTIVE DATE DECEMBER 7, 2018.
- 9. UNLESS SHOWN OTHERWISE, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 5.00 FOOT WIDE PUBLIC UTILITY, PUBLIC IMPROVEMENT, AND DRAINAGE EASEMENT, AND AN ADDITIONAL 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT. ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- 10. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 217032585 OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED (PUD162).
- 11. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FILE NO. SP17-012 OR FINAL PLAT FILE NO. SF-228 FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRAFFIC IMPACT STUDY; MASTER DEVELOPMENT DRAINAGE PLAN: PRELIMINARY DRAINAGE REPORT: WATER RESOURCES REPORT: GEOLOGY REPORT: PRELIMINARY SOILS INVESTIGATION REPORT; WASTEWATER DISPOSAL REPORT. OWTS report? There were also several environment
- 12. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION. U.S. ARMY CORPS OF ENGINEERS. THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. THE PREBLE'S MEADOW JUMPING MOUSE). brado Parks and Wild
- 13. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 50, THE TOTAL NUMBER OF TRACTS IS 3.
- 14. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 15. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
- 16. TRACTS A, B, AND C ARE TO BE OWNED AND MAINTAINED BY THE FLYING HORSE NORTH HOMEOWNER'S ASSOCIATION. TRACTS INCLUDE DETENTION, DRAINAGE, PUBLIC/PRIVATE UTILITIES, AND OTHER USES.
- 17. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS FOR FLYING HORSE NORTH HOMEOWNERS ASSOCIATION AS SET FORTH IN THE RESTRICTIONS AND COVENANTS AS RECORDED AT RECEPTION NUMBER 218129432 OF THE RECORDS OF EL PASO COUNTY, COLORADO. Update this note
- 18. THE FLYING HORSE NORTH METROPOLITAN DISTRICT NO. <u>IS ESTABLISHED IN THE DOCUMENT RECORDED</u> UNDER RECEPTION NO. \_, RECORDS OF EL PASO COUNTY, COLORADO.
- 19. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY
- 20. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 21. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES HOMEOWNER SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 22. INDIVIDUAL LOT PURCHASER IS RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
- 23. UTILITY PROVIDERS: WATER AND SANITARY SEWER: ELECTRIC: GAS:

anage facilities

INDIVIDUAL WELL AND SEPTIC SYSTEM MOUNTAIN VIEW ELECTRIC ASSOCIATION BLACK HILLS ENERGY

dd note: This property is subject to a Private Detention Basin/Storm ality BMP Maintenance Agreement and Easement as recorded at \_ of the records of El Paso County. The eception No. HOA is responsible for maintenance of the subject

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GE		AL NOTES CONTINED:					
23.		STRUCTURAL FOUNDATIONS SHALI	L BE DESIGNED BY A PROFESS	SIONAL ENGINEER (	CURRENTLY LICENSED IN THE STATE OF	REVISIONS	
24.	OBT				DIVIDUAL DOMESTIC WELLS MUST BE DITIONS FOR THE ISSUANCE OF THESE		
25.	HOM FRO	TER RIGHTS AVAILABLE TO SERVE A MEOWNERS ASSOCIATION AND NOT DM THE HOMEOWNERS ASSOCIATION PLICATIONS.	THE PROPERTY OWNERS. EAC	CH PROPERTY OWN	IY THE FLYING HORSE NORTH	6 is not an able condition. delete this	
	REQ	NY PORTION OF A BUILDING IS PROF QUIRED FOR COUNTY REVIEW, BUT N ES PEAK REGIONAL BUILDING DEPAF	NO REPLAT OF THE DRAINAGE E	EASEMENT WILL BE	I his note is unne	cessary L 7	e Circle 1008 5-6240
27.	WAT PLAM AND WEL ANT	TER IN THE DENVER BASIN AQUIFER NNING PURPOSES, WATER IN THE D O ALL FUTURE OWNERS IN THE SUBE LLS IN A GIVEN DENVER BASIN AQUI TICIPATED WATER LEVEL DECLINES.	S IS ALLOCATED BASED ON A 1 ENVER BASIN AQUIFERS IS EV DIVISION SHOULD BE AWARE TH FER MAY BE LESS THAN EITHEI FURTHERMORE, THE WATER S TIVE RENEWABLE WATER RESC	100-YEAR AQUIFER ALUATED BASED O HAT THE ECONOMI R THE 100 YEARS C SUPPLY PLAN SHOL DURCES SHOULD B	LIFE; HOWEVER, FOR EL PASO COUNTY IN A 300-YEAR AQUIFER LIFE. APPLICANTS C LIFE OF A WATER SUPPLY BASED ON DR 300 YEARS INDICATED DUE TO JLD NOT RELY SOLELY UPON IE ACQUIRED AND INCORPORATED IN A		4732 Eagleridge Pueblo, CO 8 Office: (719) 54
29.	CON	NSTRAINTS IN THE AREA CAN BE FOU	UND IN THE REPORT SOIL, GEO	DLOGY, AND GEOLO			
	DEV -EXF -DRA -SLC	FINEERING, INC. JANUARY 25, 2022 IN /ELOPMENT DEPARTMENT: PANSIVE SOILS AINAGE AREAS OPE STABILITY AND LANDSLIDE HAZA TENTIALLY UNSTABLE SOILS	ARD Note 29: Update th indicate which lots These areas also n	e file number, are impacted need to be dep	PASO COUNTY PLANNING AND COMMUNITY date of the report, and by which constraints. picted on the plat and		0rive CO 80907 76-1216
30.	BUIL HAV	LDING PERMITS BE ISSUED, UNTIL AI /E BEEN CONSTRUCTED AND COMPL ROVEMENTS AGREEMENT BETWEEN	ND UNLESS EITHER THE REQUI LETED AND PRELIMINARILY ACC I THE APPLICANT/OWNER AND	NSFERRED WHETHE IRED PUBLIC AND O CEPTED IN ACCORE EL PASO COUNTY 2	ER BY DEED OR BY CONTRACT, NOR SHALL COMMON DEVELOPMENT IMPROVEMENTS DANCE WITH THE SUBDIVISION AS RECORDED AT RECEPTION NO.		6 Elkton D 5 Springs, ( 19) 57
	EL P BE A BY T REQ	HER COLLATERAL IS PROVIDED TO M PASO COUNTY LAND DEVELOPMENT	MAKE PROVISION FOR THE COM CODE AND ENGINEERING CRIT ITY COMMISSIONERS OR, IF PE VELOPMENT DEPARTMENT DIR	MPLETION OF SAID TERIA MANUAL. AN' RMITTED BY THE S RECTOR AND MEET		ے ت ری ل	926 Colorado Office:
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31.	IN TH	HE 30 FEET ON EACH OF THE SECTION	ON LINES RECORDED UN ROAD		TY MAY HAVE ACQUIRED OR BE ENTITLE TO E 78 AND BOOK 571 AT 55, AS THEY BY		N/
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